



AD REALTY
01.01.2026

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ET 341339
V. J. [Signature]
V. SARASWATHI
S.V.L.No.34/1652/3/96
94, Bajanai Koil Street,
Choolaimedu, Chennai-94.

FORM 'B'

(Seerule3(4))

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORISED BY THE PROMOTER/LANDOWNERS**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. S.V. Thiagarajan S/o Mr. Veerachamy partner of M/s. AD REALTY (Partner Firm) owner of the proposed project Construction of Residential Apartment Building "ECR EXOTICA" Stilt + 5 Floors with 35 dwelling units at Plot No. 21, Ocean County, Thenpattinam Village, ECR Road, Chengalpattu District, Pin Code-603505 comprised in Survey No. 615/3C, Mugaiyur Village, Thenpattinam Panchayat, Lathur Panchayat Union, Cheyyur Taluk, Chengalpattu District.

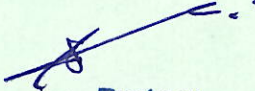
We, Mr. S.V. Thiagarajan S/o Mr. Veerachamy partner of M/s. AD REALTY (Partner Firm) owner of the proposed project do hereby solemnly declare, undertake and state as under:

For AD REALTY

[Signature]
Partner

1. That we promoter has a legal title to the land purchased on 09-04-2025 vide Sale deed document No.1545 of 2025 on the file of SRO, Cheyyuron which the development of the project it proposed and legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.
2. That the said land is free all encumbrances or Possess such encumbrances as Nil including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2027.
4. That seventy percent of the amounts realized by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the last cost.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect/ Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That We/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered accountant to the Authority and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

For AD REALTY


Partner

7. That We/ promoter shall take all the pending approvals on time, from the competent authorities.
8. That We/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For AD REALTY



Partner

Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Chennai on this 1st day of January 2026.

For AD REALTY



Partner

Deponent